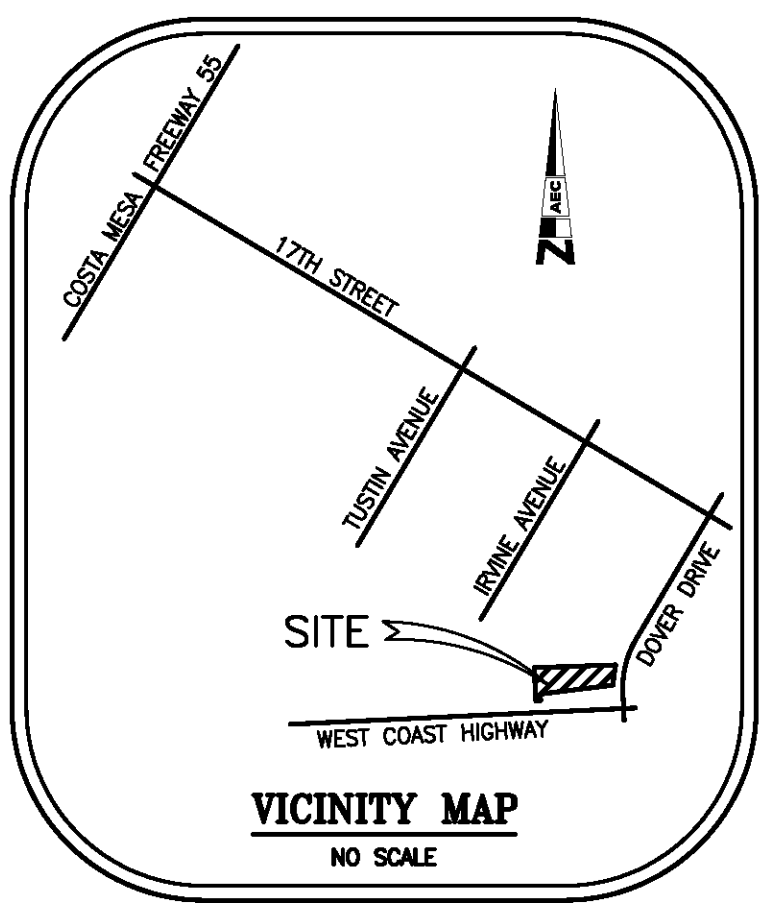


Attachment No. PC 2

Parcel Map

TENTATIVE PARCEL MAP NO. 2010-133

A PORTION OF LOTS 1 THROUGH 6 INCLUSIVE OF TRACT NO. 1210, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AS SHOWN ON MAP RECORDED IN BOOK 40, PAGES 45 AND 46 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY, CALIFORNIA.



LEGEND

	— FIRE HYDRANT	AC	— ASPHALT PAVEMENT	O/S	— OFFSET
	— EDGE PAVEMENT	BR	— BIKE ROUTE	PB	— PULL BOX
	— WATER VALVE	BS	— BOTTOM OF STEP	PL	— PROPERTY LINE
	— METER, PULL BOX	CRB	— CROSS WALK BUTTON	R	— RAMP
	— SIGN	DR	— DRAIN	RAD	— RADIAL
	— CONCRETE	DIR	— DIRECTIONAL	R/W	— RIGHT OF WAY
	— BLOCK WALL	EG	— EDGE OF GUTTER	SCO	— SEWER CLEAN OUT
	— LIGHT STANDARD	ELEC	— ELECTRICAL	TC	— TOP OF CURB
	— TRAFFIC SIGNAL	FC	— FINISHED CONCRETE	TG	— TOP OF GRATE
	— STREET LIGHT	FF	— FINISHED FLOOR	TS	— TOP OF STEP
	— WOOD FENCE	FL	— FLOWLINE	TW	— TOP OF WALL
	— CHAINLINK FENCE	FS	— FINISHED SURFACE	WD	— WOOD DECK
	— WROUGHT IRON FENCE	GB	— GRADE BREAK	BW	— BACK OF WALK
	— PARKING COUNT	GI	— GRATE INLET		
	— EXISTING GRADE	GP	— GUARD POST		
	— PER TRACT 1291	L	— LOT LINE		
	— BOOK 38 PAGE 27	MH	— MANHOLE		
		NG	— NATURAL GROUND		

BASIS OF BEARINGS

THE BASIS OF BEARINGS USED ON THIS SURVEY IS THE CENTERLINE OF WEST COAST HIGHWAY BEARING NORTH 87°17'00" EAST AS SHOWN ON TRACT NO. 1210 BOOK 40 PAGES 45-46 RECORDS OF SAID COUNTY.

BENCHMARK

BENCHMARK NO. 3K-24A-82
DESCRIBED BY OCS 2002 - FOUND 3.75" OCS ALUMINUM BENCHMARK DISK STAMPED "3K-24A-82", SET IN TOP OF A CONCRETE BRIDGE DECK. MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF PACIFIC COAST HIGHWAY AND NEWPORT BAY CROSSING, 42 FEET SOUTHERLY OF THE CENTERLINE OF PACIFIC COAST HIGHWAY AND 37 FEET EASTERLY OF THE WEST END OF THE SOUTHERN GUARD RAIL ALONG BRIDGE. MONUMENT IS SET LEVEL WITH THE SIDEWALK.
ELEVATION: 19.259 FEET (NAVD88)

GENERAL NOTES

- SURVEYOR HAS RELIED UPON INFORMATION SUPPLIED IN THE CURRENT TITLE REPORT BY LAWYERS TITLE, REPORT NO. 9701386-JBE DATED FEBRUARY 17, 2010, TO DISCLOSE RECORD EASEMENTS THAT BURDEN OR BENEFIT THIS PROPERTY.
- THIS PLAN AND/OR DATA FILES INCLUDING ALL CONTENTS HEREIN ARE FOR THE SOLE USES AND PARTIES INDICATED HEREON INCLUDING THEIR SUCCESSORS AND ASSIGNS. ANY DEVIATION OR MISUSES OF THIS PLAN AND/OR DATA FILES WITHOUT PRIOR WRITTEN AGREEMENTS BY ANACAL ENGINEERING IS PROHIBITED AND IS THE RESPONSIBILITY OF THE PARTIES USING SAID DRAWING AND/OR DATA FILES. UPON THE REUSE OF THIS PLAN AND/OR DATA FILES ANACAL ENGINEERING RELINQUISHES ALL RESPONSIBILITIES OF THE ACCURACY AND GENERAL CONTENT OF SAID PLAN AND/OR DATA FILES CONTAINED HEREIN.
- THE EXISTENCE AND APPROXIMATE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY A SEARCH OF THE AVAILABLE PUBLIC RECORDS AND ABOVE GROUND OBSERVANCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- PURPOSE OF TENTATIVE MAP IS TO CREATE SUBDIVISION OF 6 FULL AND A SEVENTH PORTION OF LOTS INTO 1.
- CURRENTLY SITE HAS 2 BUILDINGS AND WILL BE COMPLETELY DEMOLISHED.
- NEW BUILDING CONSTRUCTION IS REQUESTED.
- SITE UTILITIES ARE SERVICED BY PUBLIC MEANS AND SERVICE IS AVAILABLE IN FROM THE PUBLIC RIGHT OF WAY.
- EXISTING ASSESSOR PARCELS NUMBER ARE 049-280-51, 049-280-53, 049-280-55, A PORTION OF 049-280-56, A PORTION OF 049-280-57, 049-280-71 AND 049-280-73.
- THE OWNER OF SUBJECT PROPERTY DOES NOT OWN ANY CONTIGUOUS PROPERTY.
- SITE HAS DIRECT ACCESS FROM DOVER DRIVE AND COAST HIGHWAY BOTH PUBLIC RIGHT OF WAYS.
- CAL-TRANS RIGHT OF WAY MAP NO. 2549-C 07-ORA-1-18.4 AFFECTS THIS PROPERTY.
- BEARINGS AND DISTANCES ARE RECORD AND MEASURED PER TRACT NO. 1210 BOOK 40 PAGES 45-46 RECORDS OF SAID COUNTY, UNLESS NOTED OTHERWISE.
- SITE USE TO BE RETAIL/RESTAURANT.
- SITE SEWER SYSTEM TO BE PROVIDED BY PUBLIC SYSTEM.
- FUTURE TELEPHONE AND SOUTHERN CALIFORNIA EDISON EASEMENT TO BE PROVIDED BY INDIVIDUAL ENTITIES.
- PROPOSED 10' WIDE SANITARY SEWER EASEMENT TO BE PROVIDED.

PROJECT JUSTIFICATION

PROJECT CONSIST OF A PORTION OF AN EXISTING CENTER WITH EXISTING BUILDING AND PARKING AREAS THAT ARE TO BE COMPLETELY DEMOLISHED.

A NEW TWO STORY RETAIL BUILDING WITH APPROXIMATELY 8 SEPARATE TENANTS CONSISTING OF 23,016 SQUARE FEET OF RETAIL SPACES IS TO BE CONSTRUCTED ALONG WITH A THREE LEVEL PARKING STRUCTURE.

EASEMENT NOTES

THE FOLLOWING ITEMS WERE FOUND IN TITLE REPORT NO. 9701386-JBE DATED, FEBRUARY 17, 2010 BY LAWYERS TITLE:

- A 5' WIDE EASEMENT FOR SANITARY SEWERS AND APPURTENANCES PURPOSES TO THE CITY OF NEWPORT BEACH, RECORDED OCTOBER 7, 1955 IN BOOK 3237, PAGE 480, OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
- AN EASEMENT FOR AVIGATION PURPOSES TO THE COUNTY OF ORANGE, RECORDED MARCH 17, 1964 IN BOOK 6965, PAGE 721, OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE..

FLOOD ZONE INFORMATION

ZONE: X
(OUTSIDE 500 YEAR FLOOD PLAIN)
PANEL NO. 06059C 0381J

DATED: DECEMBER 3, 2009

NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONING INFORMATION

ZONE: CG
COMMERCIAL GENERAL

SETBACKS:

FRONT = 0'
SIDE = 0'
STREET=0'
REAR: 5'

FLOOR AREA RATIO: 0.3/0.5 (APPROXIMATE 0.7 FAR PROPOSED)

HEIGHT: 26'/35'

PARKING RESTRICTIONS:

VARIES

THIS INFORMATION WAS OBTAINED FROM THE CITY OF NEWPORT BEACH, 3360 NEWPORT BOULEVARD, 92663, 949-644-3309 ATTN: PUBLIC COUNTER

FULL LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 6 INCLUSIVE OF TRACT NO. 1210, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 40, PAGES 45 AND 46 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY, CALIFORNIA.

EXCEPTING THEREFROM, THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF PACIFIC COAST HIGHWAY, 100.00 FEET WIDE, SHOWN AS CALIFORNIA STATE HIGHWAY-ORA-60-B, WITH THE CENTERLINE OF DOVER DRIVE, 80.00 FEET WIDE, FORMERLY 17TH STREET, AS SAID INTERSECTION IS SHOWN ON SAID MAP; THENCE ALONG SAID CENTERLINE OF PACIFIC COAST HIGHWAY, SOUTH 88°12'17" WEST 296.74 FEET; THENCE NORTH 1°47'43" WEST 50.00 FEET TO THE NORTHERLY LINE OF SAID PACIFIC COAST HIGHWAY AND THE TRUE POINT OF BEGINNING; THENCE NORTH 79°35'41" EAST 260.18 FEET TO A CURVE IN THE EASTERLY LINE OF LOT 1 OF SAID TRACT NO. 1210, WHICH CURVE IS CONCAVE EASTERLY HAVING A RADIUS OF 440.00 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE EASTERLY AND SOUTHEASTERLY LINES OF SAID LOT 1 TO SAID NORTHERLY LINE; THENCE WESTERLY ALONG SAID NORTHERLY LINE TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF PACIFIC COAST HIGHWAY, 100.00 FEET WIDE SHOWN AS CALIFORNIA STATE HIGHWAY-ORA-60-B, WITH THE CENTERLINE OF DOVER DRIVE 80.00 FEET WIDE, FORMERLY 17TH STREET, AS SAID INTERSECTION IS SHOWN ON SAID MAP; THENCE ALONG SAID CENTERLINE OF PACIFIC COAST HIGHWAY SOUTH 88°12'17" WEST 296.74 FEET; THENCE NORTH 1°47'43" WEST 50.00 FEET TO THE NORTHERLY LINE OF SAID PACIFIC COAST HIGHWAY AND THE TRUE POINT OF BEGINNING; THENCE NORTH 79°35'41" EAST 260.18 FEET TO A POINT IN A CURVE IN THE EASTERLY LINE OF LOT 1 OF SAID TRACT NO. 1210, WHICH CURVE IS CONCAVE EASTERLY HAVING A RADIUS OF 440.00 FEET, A RADIAL LINE AT SAID POINT OF SAID CURVE BEARS NORTH 88°59'27" EAST; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1°28'12" AN ARC DISTANCE OF 11.29 FEET; THENCE SOUTH 83°47'36" WEST 306.49 FEET TO THE WESTERLY LINE OF THE EASTERLY 30.00 FEET OF SAID LOT 6; THENCE ALONG SAID WESTERLY LINE SOUTH 1°47'43" EAST 26.64 FEET TO SAID NORTHERLY LINE OF SAID PACIFIC COAST HIGHWAY; THENCE ALONG SAID NORTHERLY LINE NORTH 88°12'17" EAST 47.64 FEET TO THE TRUE POINT OF BEGINNING.

UTILITY STATEMENT

ELECTRIC
SOUTHERN CALIFORNIA EDISON COMPANY
7333 BOLSA AVENUE
WESTMINSTER, CA. 92683
PHONE: 714-895-0292

GAS
SOUTHERN CALIFORNIA GAS COMPANY
1919 S. STATE COLLEGE BOULEVARD
ANAHEIM, CA. 92803
PHONE: 714-432-6021

TELEPHONE
AT&T
3939 E. CORONADO
ANAHEIM, CA. 92801
PHONE: 714-237-6044

CABLE TELEVISION
TIME WARNER
7142 CHAPMAN AVENUE
GARDEN GROVE, CA. 92841
PHONE: 714-903-8336

WATER
CITY OF NEWPORT BEACH
3300 NEWPORT BEACH BOULEVARD
NEWPORT BEACH, CA. 92663
PHONE: 949-644-3309

SEWER
CITY OF NEWPORT BEACH
3300 NEWPORT BEACH BOULEVARD
NEWPORT BEACH, CA. 92663
PHONE: 949-644-3309

STORM DRAIN
CITY OF NEWPORT BEACH
3300 NEWPORT BEACH BOULEVARD
NEWPORT BEACH, CA. 92663
PHONE: 949-644-3309

THE EXISTENCE AND APPROXIMATE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY A SEARCH OF THE AVAILABLE PUBLIC RECORDS AND ABOVE GROUND OBSERVANCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

ALSO EXCEPT ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFROM, AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM THE LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AS CONTAINED IN THE DEED RECORDED JUNE 2, 1969 IN BOOK 8974, PAGE 265 OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER

049-280-51, 53, 55, 71, 72, 73, 049-280-56 (PORTION) 049-280-57 (AS TO A PORTION OF LOT 6)

EXISTING PARKING COUNT

REGULAR STALLS - 14

HANDICAP STALLS - 0

TOTAL STALLS - 14

(INDICATES STRIPED STALLS ONLY)

LAND AREA

33,036 SQUARE FEET

0.758 ACRES

ARCHITECT

STOUTEBOROUGH ARCHITECTS AND PLANNERS
420 ALISO VISTA WAY STE 100
LAGUNA BEACH, CA. 92651
PH.: (949)-715-3257

OWNER/SUB DIVIDER

VBAS PROPERTIES, INC.
18582 BEACH BLVD. STE#226
HUNTINGTON BEACH, CA. 92648
PH.: (949) 645-9000
ATTN:GLEN VENDULT

SHEET TITLE	PROJECT	DATE	SCALE	DRAWN	CHECKED	C. U. G.	A.E.C. NO. 1002B-TPM	SHEET NO.	1	2
TENTATIVE PARCEL MAP NO. 2010-133										
MARINER'S POINTE										
200-320 WEST COAST HIGHWAY										
NEWPORT BEACH, CALIFORNIA										
ANACAL ENGINEERING CO. CIVIL ENGINEERING & LAND SURVEYING 1900 EAST LA PALMA AVENUE ~ SUITE 202 ~ ANAHEIM, CALIFORNIA 92805 PHONE: 714-774-1763 FAX: 714-774-4690 E-MAIL ADDRESS: ANACAL@ANACALENGINEERING.COM										
REVISIONS										
DESCRIPTION										
NO.										
APP'D										
DATE										

